



**OVERSTRAND ROAD
, CROMER, NR27 0DJ**

**£59,000
LEASEHOLD**

This 2 bedroom holiday chalet located on the highly popular Kings Chalet Park. This would make an ideal holiday let investment or holiday retreat. Accommodation comprises; Open plan lounge/kitchen, 2 bedrooms and bathroom. Externally there are communal gardens and parking. The Kings Chalet Park is a beautifully maintained site located just a few minutes from the cliff top, lighthouse and happy valley woodland walk. The royal Cromer golf course is also only a short walk for keen golfers.

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ESTATE AGENCY SIMPLIFIED

OVERSTRAND ROAD

ENTRANCE

uPVC door entrance to the front of the property that leads in to the lounge, kitchen and dining area.

LOUNGE/KITCHEN

Open plan living accommodation with large uPVC window to the front of the chalet offering a light and spacious feeling and elevated views over the park. Fireplace with inset coal effect electric fire. The kitchen is modern with uPVC window to the rear has a range of wall and base units with work surface over, stainless steel sink and drainer, electric double oven and grill with a four ring halogen hob with filter extractor fan over.

FRONT BEDROOM

With uPVC double glazed window to the side. Laminate flooring.

REAR BEDROOM

Double glazed window to the rear aspect, laminate flooring. In one corner is the electric meter.

COMMUNAL AREAS

Stepping out from the chalet are communal garden areas that are always maintained to a high quality and offer a relaxing area to sit throughout the day or evenings. The chalet is set in an elevated position with views over the park.

There are a number of communal parking areas close to the chalet.



LEASE & SERVICE CHARGES

57 years remaining on the lease
Annual site fees £1879.84 p.a.
Ground Rent £127.86 p.a.

COUNCIL TAX

£860 p.a.

EPC

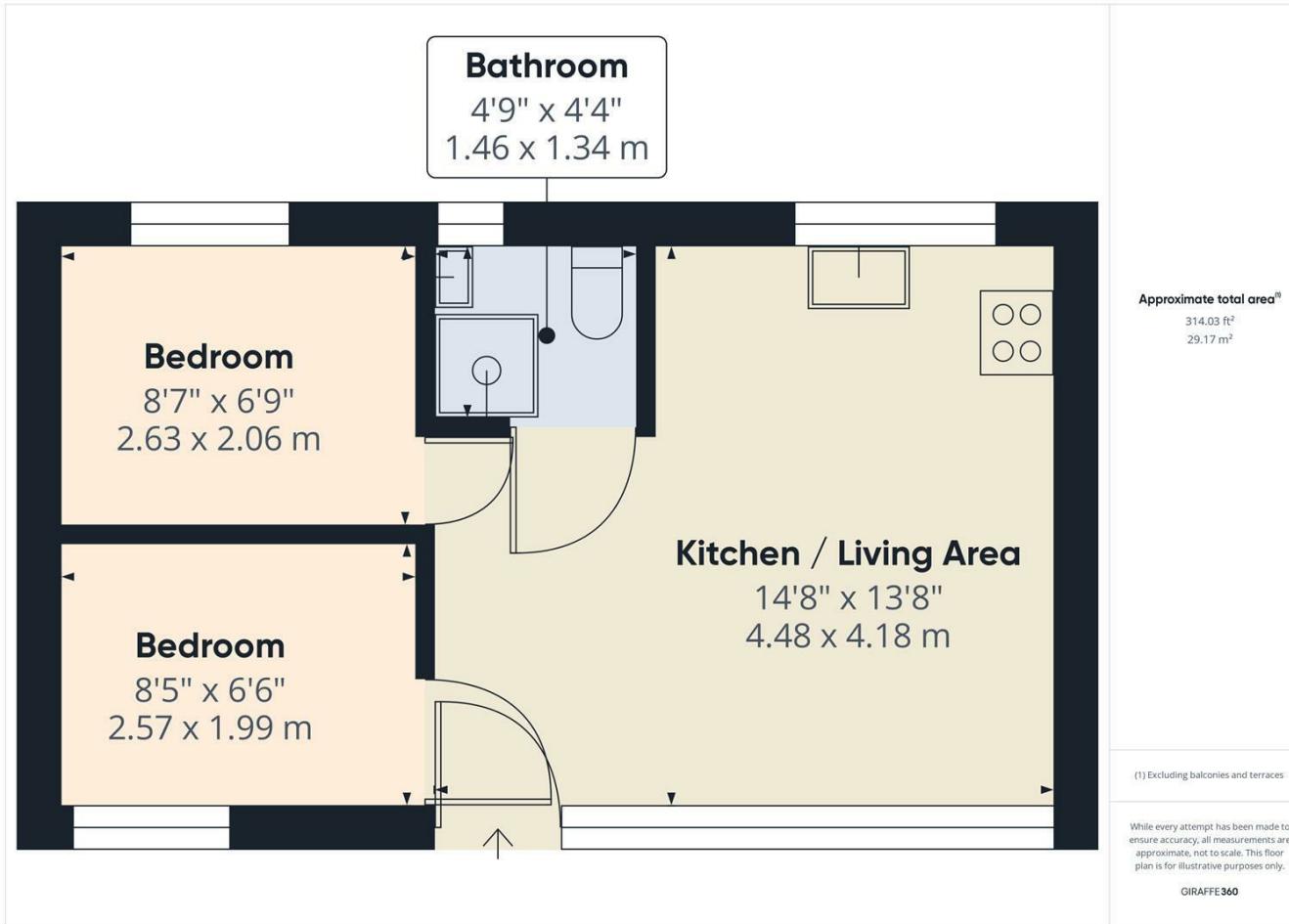
Current G14
Potential B88

FURNISHINGS

The chalet will be sold with all fixtures and fittings and furniture included.

72 KINGS CHALET PARK





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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